



INDURENT

125 WESTLANDS

MILLINGTON ROAD, HAYES UB3 4AZ
///PENNY.MINT.COMET



PRIME WAREHOUSE UNDER REFURBISHMENT
TO LET: 127,713 SQ FT (11,865 SQ M)



Prime West
London
Location.



Targeting
EPC A+.



Yard Depth
65m.

Warehousing that Works.

High performance space for your business.

Indurent 125 Westlands is currently undergoing a comprehensive refurbishment and will be available for occupation in Q4 2025.

The unit benefits from six dock level loading doors and 10 level access loading doors.

The scheme is located on Millington Road, just off Station Road and is only 0.4 miles from Hayes & Harlington Station.

The Westlands Estate is well located in the heart of West London, and sits immediately north of the M4 motorway (Junction 3). Heathrow Cargo Terminal is located 6 miles to the south.

The estate benefits from good local amenities and excellent transport links via road and rail.



Warehousing that Works.



Aerial plan.

HEATHROW AIRPORT
2.9 MILES

CENTRAL LONDON
17 MILES

M4

125 WESTLANDS

SELCO BUILDER
WAREHOUSE

MILLINGTON ROAD

STATION ROAD

YODEL

ASDA HAYES SUPERSTORE

ELIZABETH LINE

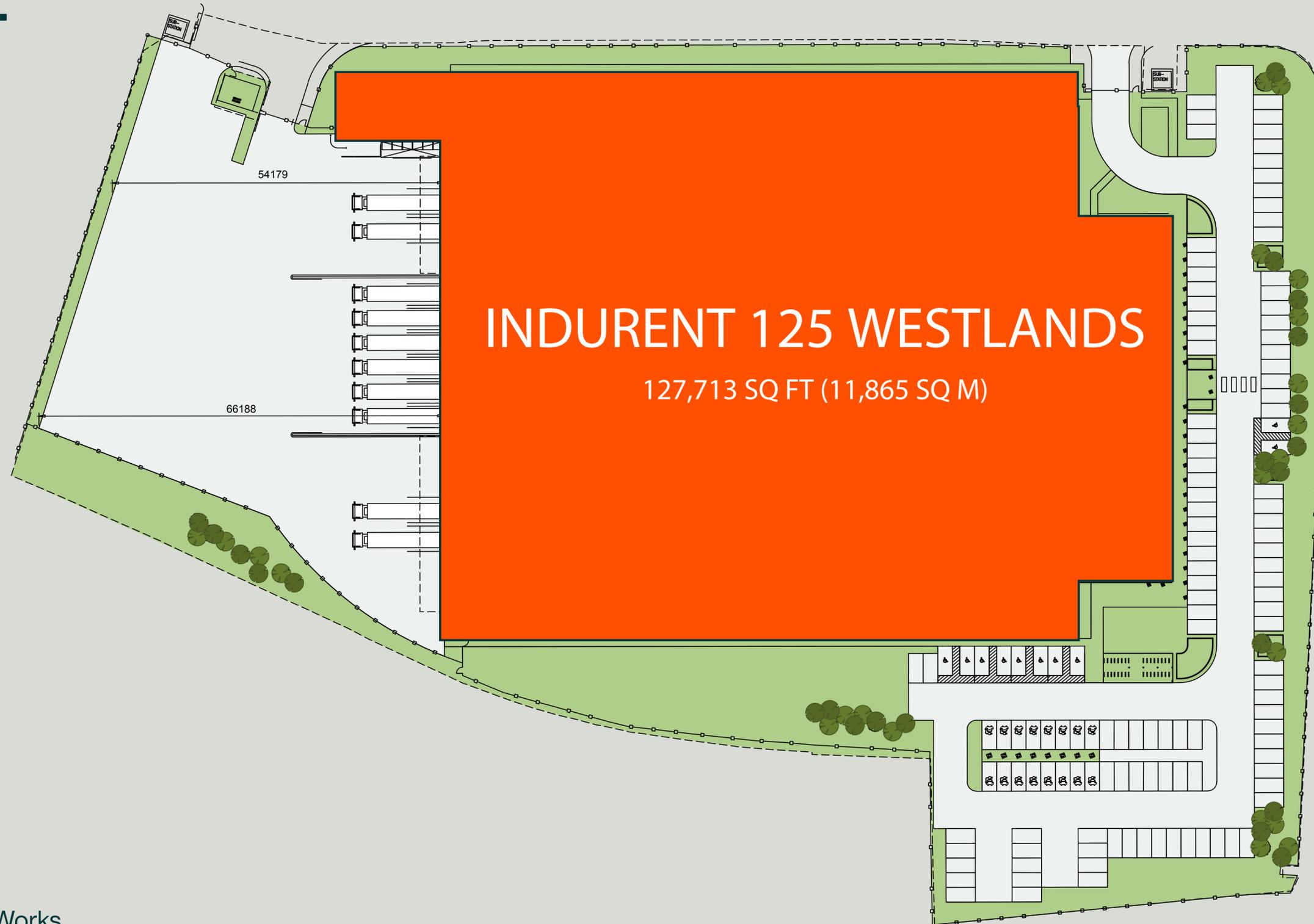
PREMIER INN, HEATHROW

A437

HAYES & HARRINGTON STATION



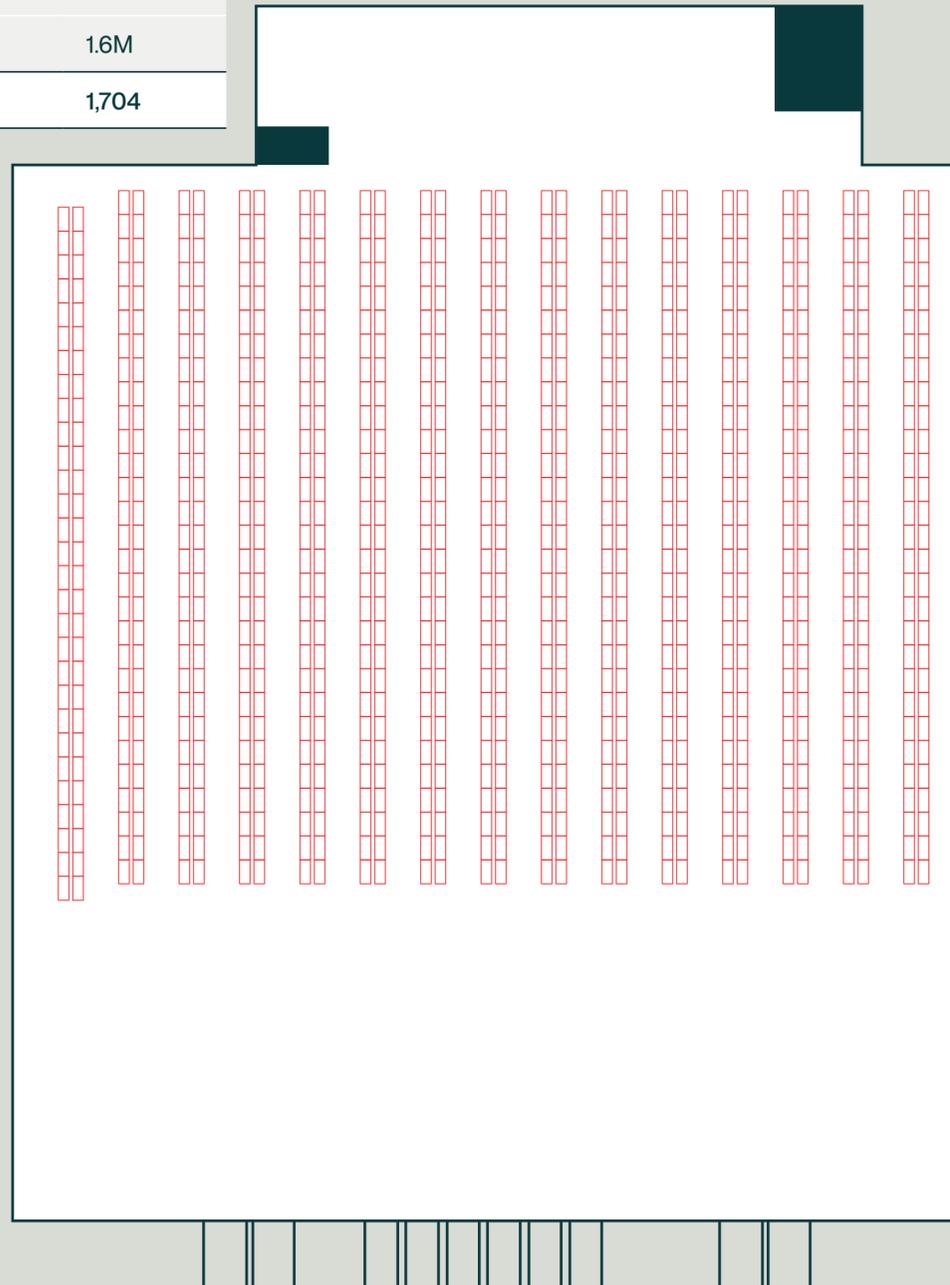
Unit plan.



Indurent 125, Westlands indicative racking layout.

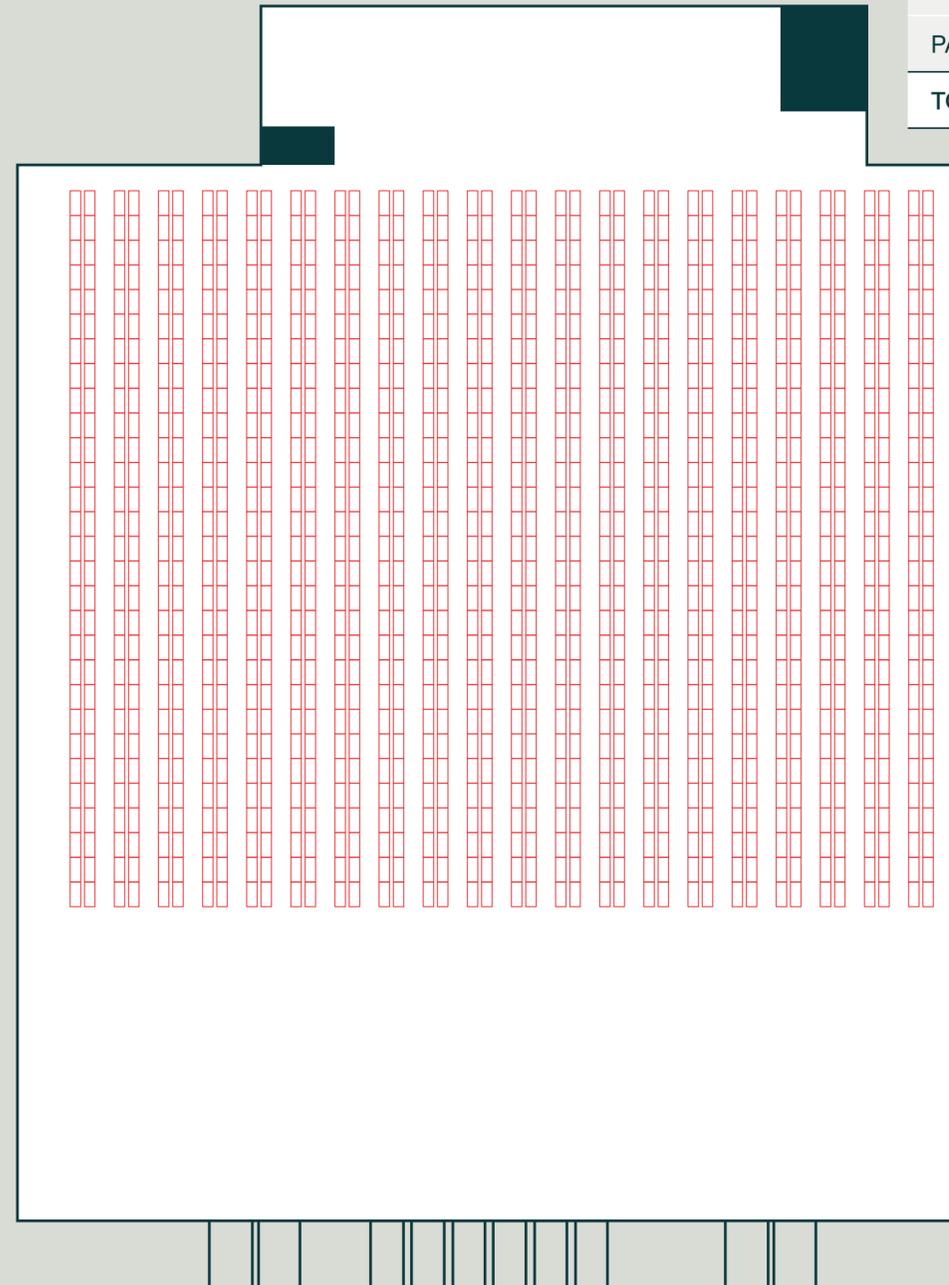
WIDE RACKING LAYOUT

| | |
|-------------------------------|-------|
| WIDER AISLE RACKING | |
| PALLET HEIGHT RACKING NUMBERS | 1.6M |
| TOTAL PALLETS | 1,704 |



NARROW RACKING LAYOUT

| | |
|-------------------------------|--------|
| WIDER AISLE RACKING | |
| PALLET HEIGHT RACKING NUMBERS | 1.6M |
| TOTAL PALLETS | 18,592 |



Schedule of accommodation.

| | SQ FT | SQ M |
|---------------------------------------|----------------------|--------------------|
| WAREHOUSE | 110,330 SQ FT | 10,250 SQ M |
| WAREHOUSE & GF OFFICES INC. TRANSPORT | 115,249 SQ FT | 10,707 SQ M |
| FF MAIN OFFICE | 10,290 SQ FT | 956 SQ M |
| FF TRANSPORT OFFICE | 2,174 SQ FT | 202 SQ M |
| TOTAL GEA | 127,713 SQ FT | 11,865 SQ M |
| YARD DEPTH | 65M | |
| LEVEL ACCESS LOADING DOORS | 10 | |
| DOCK LEVEL DOORS | 6 | |
| POWER | Up to 800 kVA | |

All floor areas are approximate gross external areas.

WAREHOUSE



10 level access loading doors



6 dock level loading doors



50 kN/SQ M floor loading



LED lighting throughout



10m eaves height

EXTERNAL



Security hut on site



Secure yard extending to c.65m depth



PV panels



147 parking spaces



16 EV charging spaces

OFFICES



Showers



Remote access meters



Glazed HQ reception



Office accommodation



Warehousing that Works.



Sustainability.



BREEAM UK New Construction 2018 (Shell & Core)

'Excellent' rating



Energy Performance Certificate

EPC A+ rating for excellent energy performance



Natural Light

Optimised use of natural light with 15% roof lights and excellent office visibility



Renewable Technologies

Solar PVs and air source heat pumps provide reduced energy consumption and CO₂ emissions



Solar PV Panels

Panels included as standard, with capability to retrofit further PV subject to tenant's needs



Responsible Sourcing

Assured construction materials with low environmental, economic and social impact



Electric Vehicle Charging

16 charging points provided with provision for to future-proof occupier fleet requirements



Water Regulation Technologies

Efficient sanitary-ware with low flow rates to reduce water consumption



Sustainable Materials

Reduce energy consumption and environmental impact over the life cycle of the building



Bicycle Spaces

Ample spaces in covered shelters encourages environmental travel



Enhanced Cladding

Delivering superior energy performance to reduce running costs



Energy Metering Technology

Allows occupiers to pro-actively manage their energy consumption



Led Lighting

Enables 75% less energy consumption and 25 times more durability than incandescent lighting



Warehousing that Works.

You're well-connected.



17 MILES
to Central London



AIRPORTS

London Heathrow 2.9 miles
London Heathrow Cargo 6 miles
London Luton 35.6 miles



ELIZABETH LINE

Hayes & Harlington Station 0.4 miles

Train times (from Hayes & Harlington Station)

Ealing Broadway 9 minutes
Slough 11 minutes
Paddington 16 minutes
Liverpool Street 27 minutes

(From www.nationalrail.co.uk and based on fastest journey times)



MOTORWAY ACCESS

M4, Junction 3 1.3 miles
M25, Junction 15 4 miles
M40, Junction 1A 12 miles

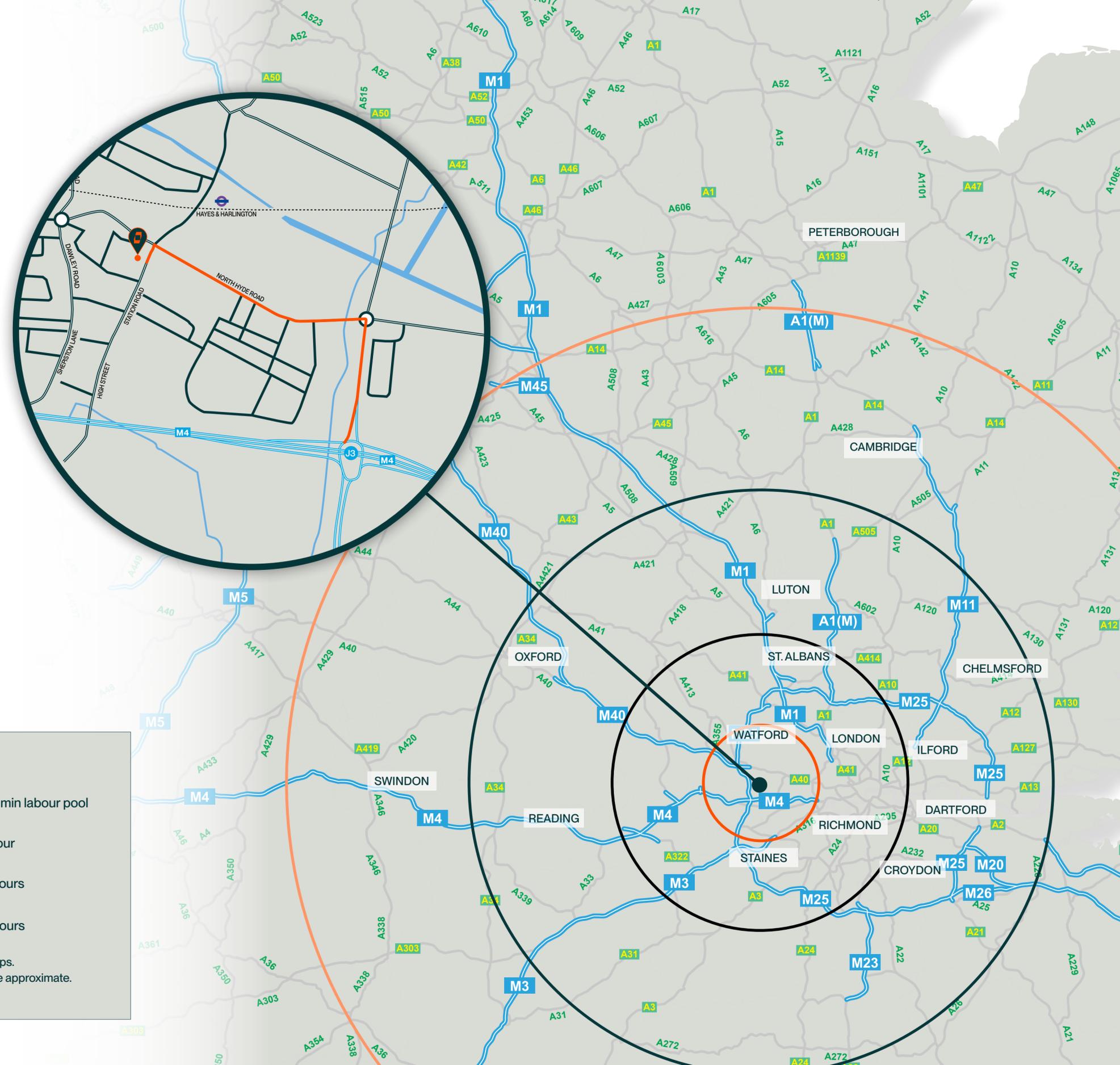


Warehousing that Works.

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





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